



3 Elm Close, Mulbarton

£280,000 Freehold



websters.

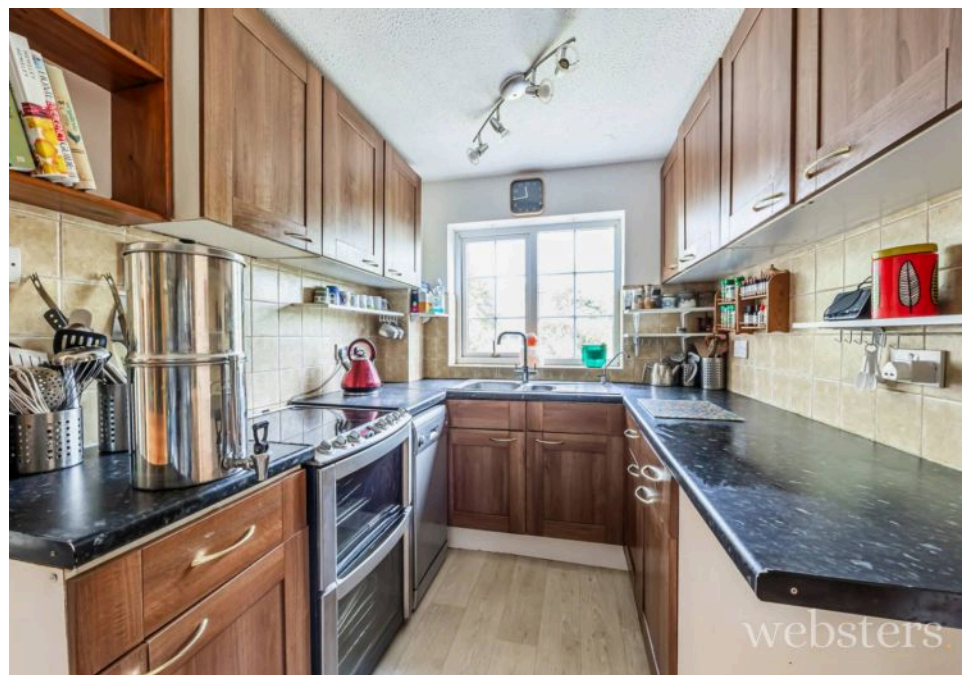
Presenting a rarely available semi-detached family home, this property boasts a practical layout with three bedrooms situated off the landing for privacy and convenience. The modern family bathroom ensures comfort, complemented by a versatile fourth bedroom/study offering flexible living arrangements. The open plan lounge and diner provide a seamless transition between spaces, ideal for entertaining and every-day living. Off-street parking is an added convenience for residents. A spacious and private rear garden offers a tranquil retreat, perfect for relaxation and outdoor activities. Additionally, the property features a utility room and a modern kitchen designed with functionality and style in mind. With its well-balanced combination of practicality and charm, this property presents an excellent opportunity for a growing family seeking a comfortable and well-appointed home in a desirable location.

Council Tax band: B

Tenure: Freehold



- Rarely Available Semi-Detached Family Home
- Three Bedrooms Off Landing
- Modern Family Bathroom
- Fourth Bedroom / Study
- Open Plan Lounge / Diner
- Off Street Parking
- Spacious And Private Rear Garden
- Utility Room And Modern Kitchen



Porch

Part obscure double glazed front door with obscure side window, laminate flooring and fitted storage with access to lounge / diner.

Lounge / Diner

25' 11" x 15' 1" (7.91m x 4.61m)

L-shaped reception room with a uPVC double glazed window to the front aspect, hardwood flooring, radiator, carpeted stairs to the first floor, access to the fourth bedroom / study and kitchen and uPVC double glazed French double doors to the rear garden.

Bedroom Four / Study

15' 5" x 7' 7" (4.70m x 2.32m)

Double bedroom currently set up as an office / work space, uPVC double glazed window to the front aspect, radiator, floor laid to carpet, coving and access to utility room.

Kitchen

12' 6" x 7' 0" (3.82m x 2.13m)

Comprising a range of wall and base units with laminate work tops, free standing electric cooker, space and plumbing for slim line dish washer, inset one and a half bowl stainless steel sink with mixer tap and drainer, tiled splash back, uPVC double glazed window to the rear aspect and a built in storage cupboard. Access to the utility room.

Utility Room

15' 0" x 7' 8" (4.58m x 2.34m)

Space and plumbing for washing machine and tumble dryer, space for fridge - freezer, laminate flooring and uPVC double glazed sliding doors to the rear garden.

Landing

Doors to three bedrooms and bathroom, airing cupboard housing gas boiler, hatch to fully boarded loft and a uPVC double glazed window to the side aspect.

Bedroom One

13' 6" x 8' 8" (4.12m x 2.64m)

Double bedroom with uPVC double glazed window to the front aspect, floor laid to carpet and a radiator.

Bedroom Two

9' 7" x 8' 8" (2.92m x 2.65m)

Double bedroom with a uPVC double glazed window to the rear aspect, two built in wardrobes, radiator, coving and floor laid to carpet.

Bedroom Three

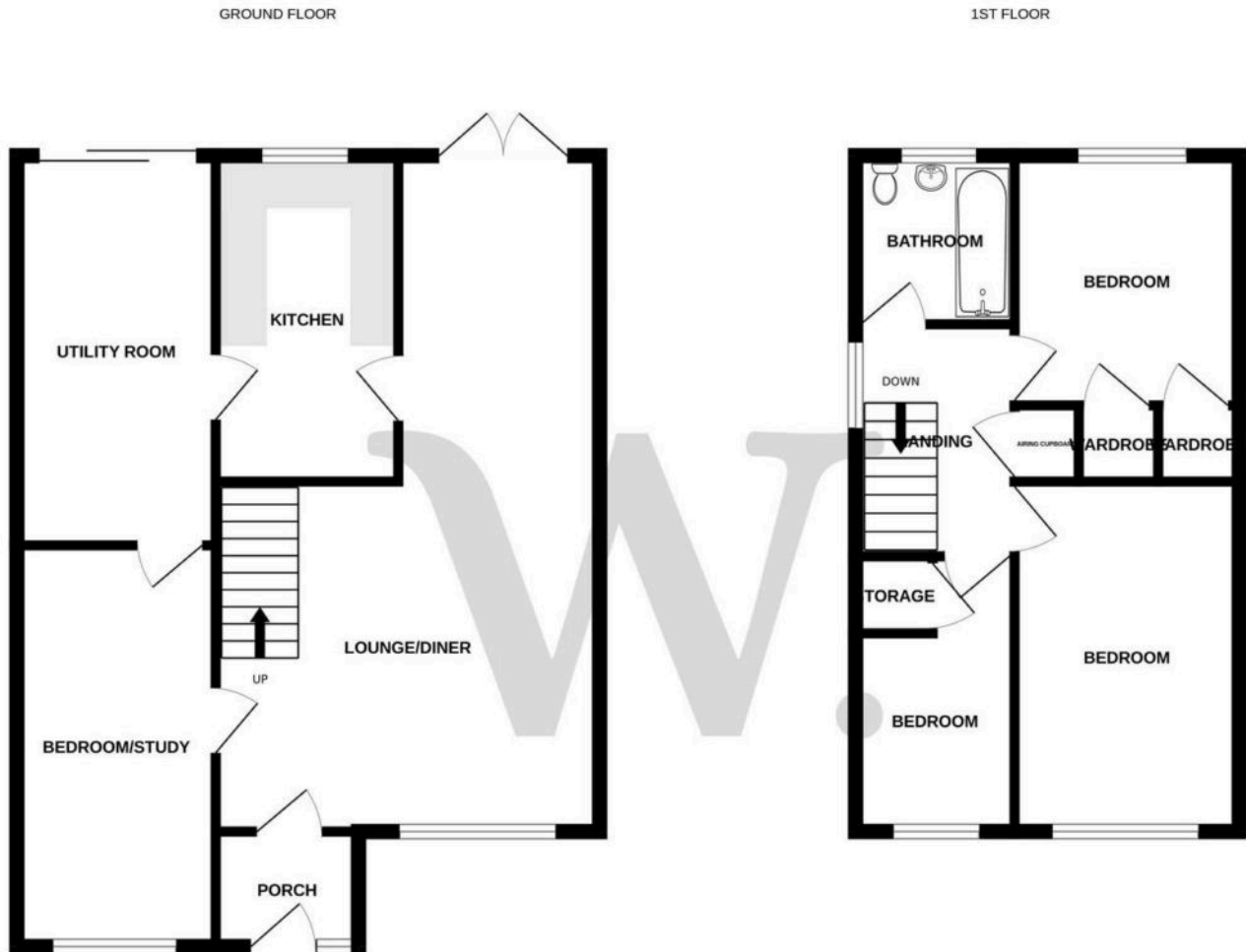
10' 8" x 6' 3" (3.26m x 1.90m)

UPVC double glazed window to the front aspect, floor laid to carpet, built in storage cupboard and a radiator.

Bathroom

6' 6" x 6' 2" (1.97m x 1.88m)

Panel bath with dual shower heads over, tiled backing and glass screen, low set WC and hand wash basin set to vanity with tiled splash back, laminate flooring, heated towel rail, extractor fan and a uPVC double glazed window to the rear aspect.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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